#26-53

AN ORDINANCE OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE SALE OF BLOCK 1.300 LOTS 7 & 8 ON THE MUNICIPAL TAX MAP TO CHAYIM RABINOWITZ & CHAJA RABINOWITZ, IN ACCORDANCE WITH THE PROVISIONS OF N.J.S.A. 40A:12-13 (b) AND N.J.S.A. 40A:12-13.2 (1508 MANCHESTER STREET; $75,000.00)

WHEREAS, the Township of Manchester is the owner of Block 1.300, Lots 7 & 8, which is an undersized lot under the current ordinances of the municipality; and

WHEREAS, it is the desire of the Mayor and Township Council to sell said property; and

WHEREAS, the municipality has established $75,000.00 as the fair market value for said property; and

WHEREAS, N.J.S.A. 40A:12-13.2 requires the municipality to first offer said property to the adjoining property owners for purchase; and

WHEREAS, the adjoining property owners, Chayim Rabinowitz and Chaja Rabinowitz, have agreed to purchase Block 1.300, Lots 7 & 8, from the Township of Manchester for the sum of $75,000.00; and

WHEREAS, N.J.S.A. 40A:12-13(b)(5) provides for the authorization of said transfer of property by ordinance.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

SECTION 1. That, in accordance with the requirements of N.J.S.A. 40A:12-13(b)(5), the governing body does hereby authorize the sale of Block 1.300, Lots 7 & 8, to the adjoining property owners, Chayim Rabinowitz and Chaja Rabinowitz, said property being undersized, and the adjoining property owners agree to purchase said property for the fair market value of said property.

SECTION 2. That the Mayor and Municipal Clerk are hereby authorized to execute any and all documents to transfer title to said property by Quitclaim Deed to Chayim Rabinowitz and Chaja Rabinowitz, for the sum of $75,000.00. Chayim Rabinowitz and Chaja Rabinowitz shall be responsible for the payment of the municipality's costs in conveying said property. A requirement of the transfer of the property is that it be consolidated with the adjoining property owned by the purchasers.

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SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. This ordinance shall take effect after the second reading and publication as required by law.

NOTICE

PUBLIC NOTICE is hereby given that the foregoing ordinance was introduced at a meeting of the Township Council of the Township of Manchester, in the County of Ocean and State of New Jersey on the 9th day of November 2026 and was then read for the first time. The said ordinance will be further considered for final passage by the Township Council in the Town Hall at 6:00 p.m. on November 23rd 2026. At such time and place or any time or place to which said meeting may be adjourned, all persons interested will be given an opportunity to be heard concerning said ordinance. Ordinance will be in effect 20 days from the date of publication.

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Teri Giercyk, RMC/CMR

Municipal Clerk

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